

MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

NR Eligible: yes ___
no ___

Property Name: Neuberger Tenant House Inventory Number: BA-2055

Address: 16909 York Road City: Monkton Zip Code: 21111

County: Baltimore USGS Topographic Map: Hereford, MD

Owner: Sally K. Stevenson

Tax Parcel Number: 178 Tax Map Number: 22 Tax Account ID Number: _____

Project: Hereford Tower Project Agency: FCC

Site visit by MHT Staff: X no ___ yes ___ Name: _____ Date: _____

Eligibility recommended ___ Eligibility not recommended X

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None

Is the property located within a historic district? X no ___ yes ___ Name of district: _____

Is district listed? X no ___ yes ___ Determined eligible? X no ___ yes ___ District Inventory Number: _____

Documentation on the property/district is presented in: MIHP form; Rotenstein 2000

Description of Property and Eligibility Determination: (Use continuation sheet if necessary and attach map and photo)

This property consists of a 2½-story wood frame vernacular house and detached summer kitchen. The L-plan house is constructed on a masonry wall foundation and measures three bays by three bays. There are wood double-hung sash (6/6 lights) windows in the first story and metal replacement windows in the second. The side-gabled roof with cornice returns is clad by standing seam metal and the building is clad by wood drop siding; and, the gables are clad by wood shingles. There is a shed addition to the south side of the building and wood stairs and a landing in the rear. The detached kitchen is a wood frame, front-gabled rectangular building with a standing seam metal roof. There is an exterior flue leading from a stove and the building is clad by board and batten siding.

The house appears to have been constructed during the late nineteenth century. Currently a commercial site (hair salon), this property appears to be not eligible for listing in the National Register of Historic Places because its original fabric has been altered by several successive commercial enterprises that have occupied the building during the twentieth century (the 1980 MIHP form indicated that the building then was used as a drug store and had fixed display windows).

Prepared by: David S. Rotenstein

Date Prepared: 09/07/2000

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended ___	Eligibility not recommended <u>X</u>
Criteria: ___ A ___ B ___ C ___ D	Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None
Comments: _____	

Reviewer, Office of Preservation Services <u>[Signature]</u>	Date <u>4/16/01</u>
Reviewer, NR program <u>[Signature]</u>	Date <u>6/21/01</u>

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No.

BA-2055

1. Name of Property

(indicate preferred name)

historic Neuberger Tenant House

other

2. Location

street and number 16909 York Road not for publication

city, town Monkton vicinity

county Baltimore

3. Owner of Property

(give names and mailing addresses of all owners)

name Sally K. Stevenson

street and number 16809 York Road telephone

city, town Monkton state MD zip code 21111

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse tax map and parcel: 22-178

city, town Towson liber 1258 folio 608

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☒ Historic Structure Report or Research Report at MHT
 Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> landscape	2 buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> commerce/trade	2 sites
<input type="checkbox"/> site		<input type="checkbox"/> defense	2 structures
<input type="checkbox"/> object		<input type="checkbox"/> domestic	2 objects
		<input type="checkbox"/> education	2 Total
		<input type="checkbox"/> funerary	
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory
			1

7. Description

Inventory No. BA-2055

Condition

☐ excellent

☒ good

☐ fair

☐ deteriorated

☐ ruins

☒ altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

This property consists of a 2½-story wood frame vernacular house and detached summer kitchen. The L-plan house is constructed on a masonry wall foundation and measures three bays by three bays. There are wood double-hung sash (6/6 lights) windows in the first story and metal replacement windows in the second. The side-gabled roof with cornice returns is clad by standing seam metal and the building is clad by wood drop siding; and, the gables are clad by wood shingles. There is a shed addition to the south side of the building and wood stairs and a landing in the rear. The detached kitchen is a wood frame, front-gabled rectangular building with a standing seam metal roof. There is an exterior flue leading from a stove and the building is clad by board and batten siding.

8. Significance

Inventory No. BA-2055

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	philosophy	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	other:	

Specific dates ca. 1895-1950 Architect

Construction dates ca. 1895 Builder

Evaluation for:

☒ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

The house appears to have been constructed during the late nineteenth century. Currently a commercial site (hair salon), this property appears to be not eligible for listing in the National Register of Historic Places because its original fabric has been altered by several successive commercial enterprises that have occupied the building during the twentieth century (the 1980 MIHP form indicated that the building then was used as a drug store and had fixed display windows).

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. BA-2055

Name Neuberger Tenant House

Continuation Sheet

Number 8 Page 1

HISTORIC CONTEXT

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Chronological/Developmental Period(s):

Historic Period Theme(s):

Resource Type:

Category:

Historic Environment

Historic Function(s) and Use(s):

Known Design Source:

9. Major Bibliographical References

Inventory No. BA-2055

Baltimore County Council (1991); Brooks, N. A., and E. G. Rockel (1979); Clemens and Clemens (1983); McGrain (1980)

10. Geographical Data

Acreage of surveyed property 3.69 acres

Acreage of historical setting 1.0 acre

Quadrangle name Hereford, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

The boundaries for this property conform to the tax parcel boundary: Map 22, parcel 178.

11. Form Prepared By

name/title David S. Rotenstein, Ph.D./Historian

organization URS/Dames & Moore

date 09/07/2000

street and number 7101 Wisconsin Avenue, Suite 700

telephone 301-652-221

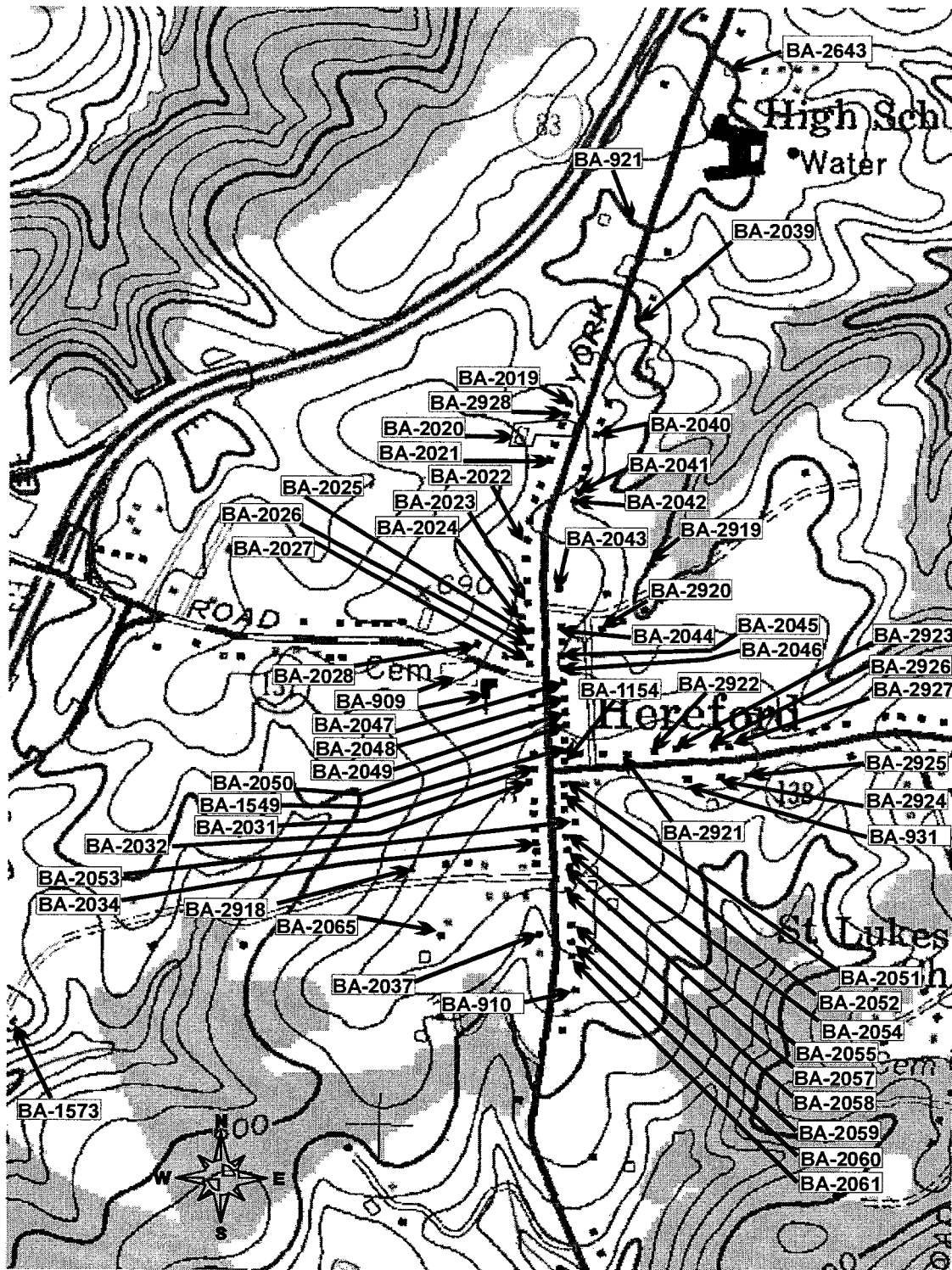
city or town Bethesda

state MD zipcode 20814-4870

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600





BA-2055

1/2

Neuberger Tenant House

16909 York Road

Baltimore County, Maryland

David S. Rotenstein

8/23/2000

MD SHPO

View of the Neuberger Tenant House to
the east.

044 NNNN 09.06.00



BA-2055

2/2

Neuberger Tenant House

16909 York Road

Baltimore County Maryland

David S. Rotenstein

8/23/2000

MD SHPO

View of the Neuberger-Tenant House outbuilding,
to the southwest.

044 NNNN 00.06.00

BA 2055

NEUBERGER TENANT HOUSE

Date unknown

HEREFORD

PRIVATE

Tax records make it difficult to estimate the age of this plain, two-story frame and clapboard, vernacular style house. This dwelling was once part of a larger parcel located to the north. It is possibly the "stable and outbuilding" carried in the 1896 tax ledger when owned by Mrs. Angela Marsh. In the 1920s it belonged to the blacksmith S. Howard Miller, who started a gas station. It is certainly the warehouse charged to the gas station owner Thomas M. Neuberger in 1940 and the tenant house charged to his successor, James S. Norris, in 1949. This building was adapted for use as a drug store with small plate-glass windows. That store moved out in 1979.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC NEUBERGER TENANT HOUSE

AND/OR COMMON

2 LOCATION

STREET & NUMBER

16,909 York Road

CITY, TOWN

Hereford

VICINITY OF

CONGRESSIONAL DISTRICT

2nd

STATE

Maryland

COUNTY

Baltimore County

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☐ OCCUPIED☒ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☒ NO

PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Patrick D. Meadowcroft

Telephone #: 357-8631

STREET & NUMBER

16,900 York Road

CITY, TOWN

Monkton

VICINITY OF

STATE, zip code

Maryland 21111

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

County Courts Building

Liber #: EHK JR. 5259

Folio #: 209

STREET & NUMBER

401 Bosley Avenue

CITY, TOWN

Towson

STATE

Maryland 21204

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

NONE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Neuberger Tenant House is a small, combination commercial and residential structure of frame and clapboard, vernacular in style, three bays wide in the main block, with a gable roof of standing-seam sheet metal, probably tin, painted red. The building stands a very low step above sidewalk level, entered via a flat wooden stoop and a cross-paneled door with nine window lights. The two windows south of (or right of) this door are 2-over-2 double-hung sash types, with louvered shutters. The three windows at second-story level are 6-over-6 double-hung sash types without shutters. There is an open wooden stairway leading to a second-story door in the north end of the building. At the south end of the building, there is a shed-roofed extension providing a single door opening on the street.

The south end wall is blank in the main block, one bay deep in the rear wing. The north end of the main block is two bays deep with 6-over-6 windows in three positions, the second-story entrance door in the fourth. The rear wing is two bays deep on the north.

This house is crowded close to the structure on the north in a somewhat citified manner.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
? 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This extremely plain tenant house is part of the gas station property and it was once part of a much larger parcel of more than four acres that contained a more elegant dwelling house, located to the north. The now-separated main house is the office of a used car lot and is numbered 16,913 York Road.

The difficulty with placing a date on the tenant house lies in the fact that it stood on a larger tract and was lumped in with the "improvements" carried on old tax lists. The 1896 Tax Ledger listed one house plus "Stable and Out Buildings" worth \$60 for the 3½ acres then held by Mrs. Angela Marsh. (1) Only one house had been mentioned in the 1902 suit to dispose of Mrs. Marsh's holdings. (2)

This ground belonged to John T. Diven in the early part of the century and Tax Ledgers of 1911 list only one dwelling plus "Stable & Shed," the latter worth \$50. (3)

The 1918 Tax Ledger carried one dwelling plus two out-buildings worth \$100. (4) The 1923 Tax Ledger still carried only \$100 worth of "Other Buildings." S. Howard Miller, originally a blacksmith, bought the Diven tracts in 1924 and added the gas station in 1926. (5) The property still carried \$100 worth of "Other Buildings" when transferred to the tax account of Emory C. Leight in 1931. (6)

In the 1940 Tax Ledger, Thomas M. Neuberger owned the same 4.28-acre tract, but the "Other Buildings" had dropped out, replaced by an entry: "Warehouse \$200." (7) When James S. Norris was operator of the gas station, the 1949 correction to the tax series showed him with:

Add'l Res \$1375
Ten Hse 300. (8)

The tenant house, mentioned there for the first time seems to be much older. It was slightly adapted for business use at some time and, in the 1970s, was the Hereford Pharmacy. How-

CONTINUE ON SEPARATE SHEET IF NECESSARY

(continued)

ever, in 1979 or slightly before, that business had moved to a small complex of stores near the I-83 interchange with Mount Carmel Road.

Thus, there is no sure way to prove whether this house is a 19th Century survival that was too trivial to mention in various tax lists, or whether it was a late addition, but built in an antique style by antique methods.

NOTES:

1. Tax Ledger, District 7, 1896, Entry #400-83.
2. Judicial Records, WPC 200:463.
3. Tax Ledger, District 7, 1911, f. 483.
4. Tax Ledger, District 7, 1918, f. 483.
5. B.C. Deeds, WPC 592:113.
6. Tax Ledger, District 7, 1928-1940, f. 877.
7. Tax Ledger, District 7, 1940-1946, f. 274.
8. Tax Ledger, District 7, 1947-1952, f. 321.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

NEUBERGER TENANT HOUSE

Baltimore County Deed Books and Tax Ledgers.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY 0.61**VERBAL BOUNDARY DESCRIPTION**

Shares parcel with Miller Gas Station to South. Irregularly shaped lot with 144-foot frontage on eastside of York Road. With 186-foot depth on south boundary. (Map 22, Parcel P179).

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIESSTATE NONECOUNTY NONE

STATE

NONE

COUNTY

NONE**11 FORM PREPARED BY**

NAME / TITLE

John W. McGrain, Sites Surveyor

ORGANIZATION

Baltimore County Office of Planning and Zoning

DATE

March 25, 1980

STREET & NUMBER

401 Bosley Avenue

TELEPHONE

494-3495

CITY OR TOWN

Towson

STATE

Maryland 21204

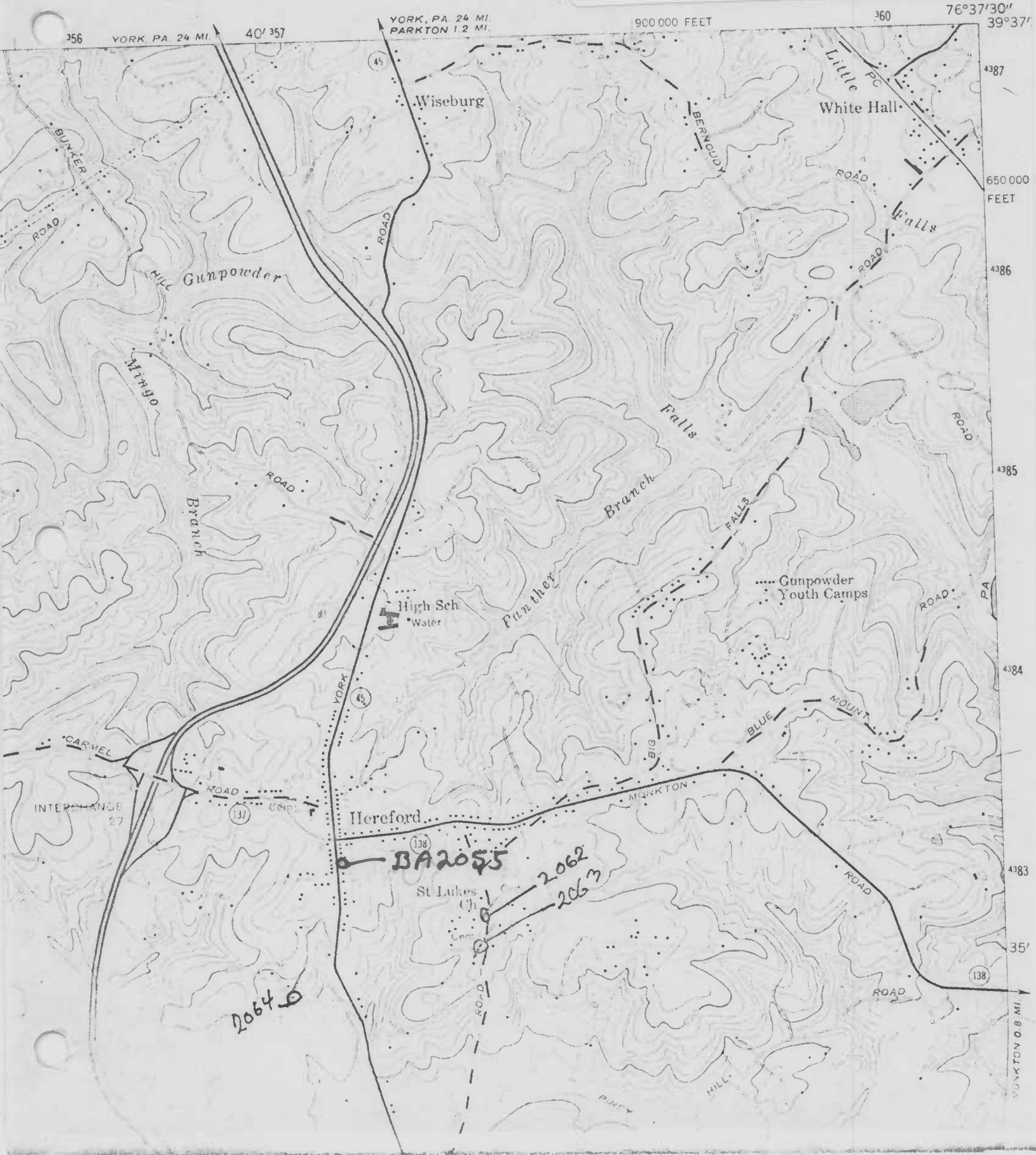
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The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

NEUBERGER TENANT HOUSE BA 2055
U.S.G.S. 7.5 Minute Quad
HEREFORD

MY





NEUBERGER TENANT HOUSE BA 2055
Baltimore County, Maryland
J. McGrain, OCT 1979
Neg. located at MHT
Main (W) facade; only view clear